



QUAIL RIDGE GOLF AND COUNTRY CLUB

(A PORTION OF THE QUAIL RIDGE GOLF & COUNTRY CLUB, PUD)
 BEING A PORTION OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND A REPLAT OF A PORTION OF PLAT NO. 4 QUAIL RIDGE (PLAT BOOK 32, PAGES 35 AND 36), A PORTION OF PLAT NO. 5 QUAIL RIDGE (PLAT BOOK 32, PAGES 51 AND 52) AND A PORTION OF PLAT NO. 11 QUAIL RIDGE (PLAT BOOK 35, PAGES 149 AND 150) BEING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

MAY 2010

SHEET 1 OF 5

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 1:33 p.m.
 this 12th day of July, 2012.
 (a Page(s) 162-169)
 Sharon R. Deak, Clerk & Comptroller
 By: [Signature] D.C.



THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUTLER & O'BRIEN, INC. 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501 LB #353; E-MAIL: pengle@osobrien.com

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND QUAIL RIDGE COUNTRY CLUB, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS QUAIL RIDGE GOLF AND COUNTRY CLUB (A PORTION OF THE QUAIL RIDGE GOLF & COUNTRY CLUB, PUD), BEING A PORTION OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND A REPLAT OF A PORTION OF PLAT NO. 4 QUAIL RIDGE (PLAT BOOK 32, PAGES 35 AND 36), A PORTION OF PLAT NO. 5 QUAIL RIDGE (PLAT BOOK 32, PAGES 51 AND 52) AND A PORTION OF PLAT NO. 11 QUAIL RIDGE (PLAT BOOK 35, PAGES 149 AND 150), BEING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST; SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THE GOLF COURSE AREA AS SHOWN ON PLAT NO. 4 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 35 AND 36; TRACTS 1, 2 AND X, PLAT NO. 5 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 51 AND 52 AND THE GOLF COURSE AREA AS SHOWN ON PLAT NO. 11 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 149 AND 150, ALL BEING IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 31; THENCE S.0°00'00"E, ALONG THE EAST LINE OF SAID SECTION 36 AND THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 161.70 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WOOLBRIGHT ROAD AS ESTABLISHED BY OFFICIAL RECORDS BOOK 7043, PAGE 1400, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 0°42'22" AND A RADIUS OF 23015.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N.89°57'07"W, A DISTANCE OF 284.23 FEET; THENCE S.89°41'39"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2399.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 1°22'71" AND A RADIUS OF 2804.79 FEET; THENCE WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 952.33 FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 3°38'00" AND A RADIUS OF 1849.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIAL LINE AT THE POINT OF COMPOUND CURVATURE OF S.19°14'20"E, A DISTANCE OF 117.30 FEET TO A POINT ON THE WEST LINE OF SAID PLAT NO. 4 QUAIL RIDGE; THENCE S.0°06'12"W, ALONG SAID WEST LINE, A DISTANCE OF 1088.31 FEET; THENCE N.83°02'38"E, A DISTANCE OF 578.00 FEET; THENCE N.84°01'21"E, A DISTANCE OF 915.68 FEET; THENCE N.57°00'10"E, A DISTANCE OF 170.00 FEET; THENCE N.10°30'00"W, A DISTANCE OF 130.00 FEET; THENCE S.86°42'00"W, A DISTANCE OF 233.37 FEET; THENCE N.85°42'33"W, A DISTANCE OF 414.73 FEET; THENCE S.71°00'35"W, A DISTANCE OF 488.30 FEET; THENCE S.85°42'25"W, A DISTANCE OF 170.71 FEET; THENCE N.10°18'21"E, A DISTANCE OF 723.92 FEET; THENCE N.87°18'21"E, A DISTANCE OF 389.36 FEET; THENCE S.81°18'28"E, A DISTANCE OF 260.40 FEET; THENCE N.73°44'17"E, A DISTANCE OF 583.00 FEET; THENCE S.61°15'43"E, A DISTANCE OF 40.00 FEET; THENCE S.17°04'38"E, A DISTANCE OF 141.51 FEET; THENCE S.38°22'02"E, A DISTANCE OF 190.00 FEET; THENCE N.10°18'21"E, A DISTANCE OF 428.45 FEET; THENCE N.80°55'43"E, A DISTANCE OF 250.84 FEET; THENCE N.75°29'16"E, A DISTANCE OF 360.00 FEET; THENCE N.69°14'28"E, A DISTANCE OF 151.59 FEET; THENCE S.35°42'42"E, A DISTANCE OF 68.41 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 1°19'58" AND A RADIUS OF 382.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIAL LINE BEARING S.32°43'54"E, A DISTANCE OF 360.00 FEET; THENCE S.68°50'19"E, A DISTANCE OF 162.36 FEET TO A POINT ON A CURVE CONCAVE NORTH HAVING A CENTRAL ANGLE OF 28°17'41" AND A RADIUS OF 410.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.16 FEET; THENCE N.84°52'00"E, A DISTANCE OF 168.61 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 41°21'33" AND A RADIUS OF 440.00 FEET; THENCE EASTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.61 FEET; THENCE S.53°46'27"E, A DISTANCE OF 716.9 FEET; THENCE N.36°13'33"E, A DISTANCE OF 72.30 FEET; THENCE N.87°37'20"E, A DISTANCE OF 289.25 FEET; THENCE S.85°48'31"E, A DISTANCE OF 326.94 FEET; THENCE S.54°55'57"E, A DISTANCE OF 208.90 FEET; THENCE S.28°28'07"W, A DISTANCE OF 158.69 FEET; THENCE S.32°34'31"E, A DISTANCE OF 82.14 FEET TO A POINT ON A CURVE CONCAVE NORTH HAVING A CENTRAL ANGLE OF 25°49'11" AND A RADIUS OF 310.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.70 FEET; THENCE N.23°34'07"W, A DISTANCE OF 148.27 FEET; THENCE N.85°03'28"E, A DISTANCE OF 389.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 14°17'32" AND A RADIUS OF 575.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N.31°07'09"W, A DISTANCE OF 143.4 FEET; THENCE N.85°03'28"E, A DISTANCE OF 78.73 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 1°39'53" AND A RADIUS OF 290.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.53 FEET TO A POINT ON A NON-TANGENT LINE AND THE SOUTH RIGHT OF WAY LINE OF WOOLBRIGHT ROAD AS ESTABLISHED BY OFFICIAL RECORDS BOOK 2163, PAGE 912, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°26'03"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 372.95 FEET; THENCE N.86°52'15"W, ALONG SAID SOUTH RIGHT OF WAY LINE AS ESTABLISHED BY OFFICIAL RECORDS BOOK 7043, PAGE 1400, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 453.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 0°56'17" AND A RADIUS OF 15410.54 FEET AND HAVING A RADIAL LINE AT THE POINT OF CURVATURE OF N.0°10'22"E; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 252.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 0°42'33" AND A RADIUS OF 23015.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.754 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC. AND QUAIL RIDGE COUNTRY CLUB, INC., THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND QUAIL RIDGE COUNTRY CLUB, INC., THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND QUAIL RIDGE COUNTRY CLUB, INC., THEIR SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND QUAIL RIDGE COUNTRY CLUB, INC., THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO QUAIL RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND QUAIL RIDGE COUNTRY CLUB, INC., THEIR SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF January, 2012.

QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] PRINT NAME: Richard E. McGarr
 WITNESS: [Signature] PRINT NAME: Marcia Shump

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. MCGARR WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2012.

MY COMMISSION EXPIRES: 5-14-2015 BY: [Signature] NOTARY PUBLIC



IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF January, 2012.

QUAIL RIDGE COUNTRY CLUB, INC. A FLORIDA CORPORATION

WITNESS: [Signature] PRINT NAME: Joseph D. Epkins
 WITNESS: [Signature] PRINT NAME: Marcia Shump

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH D. EPKINS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF QUAIL RIDGE COUNTRY CLUB, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2012.

MY COMMISSION EXPIRES: 5-14-2015 BY: [Signature] NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE JEFFREY A. LOVINE, A LICENSED FL. ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO QUAIL RIDGE PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND QUAIL RIDGE COUNTRY CLUB, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6/30/2012 JAL BY: [Signature] F.B. Bar # 200689

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 98-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 26th DAY OF July, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

[Signature] COUNTY ENGINEER

NAME OF PROJECT	QUAIL RIDGE G.C.C. MAINTENANCE
APPLICATION NUMBER	2010-02239
CONTROL NUMBER	1923-00001
LAST BCC APPROVAL & RESOLUTION #	EXHIBIT NO. 122 RESOLUTION NUMBER 73-234
TIER	US TIER
USE	GOLF COURSE ACCESSORY MAINTENANCE
ZONING DISTRICT	RE/PUD
SECTION/TOWNSHIP/RANGE	36/42/45
PROPERTY CONTROL NUMBER (PCN)	00-42-45-36-18-002-0020
SITE AREA	4.56 ACRES
FLUA	LR-3

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2/3/12 [Signature] PAUL D. ENGLE SURVEYOR AND MAPPER #5708 STATE OF FLORIDA

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF PLAT BOOK 32, PAGES 35-36, HAVING AN ASSUMED BEARING OF S.0°06'12"W. COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

ALL DISTANCES ARE GROUND: SCALE FACTOR 1.0000380
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S.0°06'12"W. (PLAT BEARING)
 S.0°25'20"E. (GRID BEARING)
 0°31'32" = BEARING ROTATION COUNTER-CLOCKWISE (PLAT TO GRID)

THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.

THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUTLER & O'BRIEN, INC. 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561-276-4501). L.B. #353; F-MAIL: pengle@osobrien.com

PERMANENT REFERENCE MONUMENTS (PRM #LB 353) ARE SHOWN THUS:

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

